

# EXHIBIT “3”

960821.01535

Recording Requested by:  
Lawyers Title of Nevada, Inc.  
Escrow No.: 9606428-IM

After Recording, mail to:  
WILLIAM R. SCHULTE  
6010 Snake Ranch Road  
Las Vegas, NV89108

7.15  
Affix R.P.T.T.  
APN: 125-36 -110-041

## GRANT, BARGAIN, SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
DAN RAY HEIDEMANN and LINDA HEIDEMANN, husband and wife

do(es) hereby Grant, Bargain, Sell and Convey to  
WILLIAM R. SCHULTE and MELANI SCHULTE, husband and wife as Joint Tenants

the following described real property situate in the  
County of CLARK State of Nevada:

Lot Fifty One (51) in Block One (1) of COUNTRY LANE ESTATES UNIT NO. 5, as per  
recorded in Book 49, page 29 and as amended by that certain Certificate of Amendment  
recorded May 24, 1991 in Book 910524 as Document No. 921 in the Office of the County  
Recorder of Clark County, Nevada.

## SUBJECT TO:

1. Taxes for the fiscal year 96-97
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. Subject to that certain Deed of Trust of record in favor of Fidelity Savings Bank.

Together with all tenements, hereditaments and appurtenances thereto belonging or  
appertaining, and the reversion and reversions, remainder and remainders, rents, issues  
profits thereof.

Dated this 16th day of August, 1996

Dan Ray Heidemann  
DAN RAY HEIDEMANN

Linda Heidemann  
LINDA HEIDEMANN

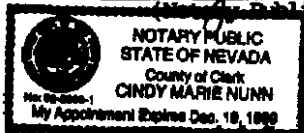
STATE OF NEVADA,

COUNTY OF Clark ) ss  
On 8/16/96 personally  
appeared before me, a Notary Public,  
Dan Ray Heidemann &  
Linda Heidemann

\_\_\_\_\_  
This area provided for Records' Use

personally known (or proved) to me to  
be the person whose name is subscribed  
to the above instrument who acknowledged  
that he executed the instrument.

Signature Cindy Marie Nunn  
(Notary Public)




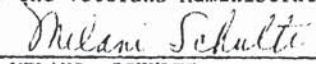
CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
LAWYERS TITLE OF NEVADA  
08-21-96 14:58 CPD 1  
OFFICIAL RECORDS  
BOOK: 960821 INST: 01535  
FEE: 7.00 APPT: 7.15

## EXHIBIT "A"

Grantees herein, as part of the Purchase Price and consideration for this Deed, Assume and Agree to pay the indebtedness evidenced by that certain Mortgage made November 17, 1993, which Mortgage is recorded in the Public Records of Clark County, in Book 931130 and Page 03709, and for the same consideration grantees hereby assume the obligations of Dan Ray Heidemann and Linda Heidemann, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs, to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above emntioned. This liability to the Department of Veterans Affairs in under the Authority of Chapter 37, Title 38 of the United States Code, and superseded any State or local law barring or limiting deficiencies following foreclosure of real property.

The undersigned Grantees hereby acknowledge and accept the above assumption agreement and their liability to indemnify the Veterans Administration.

  
WILLIAM R. SCHULTE

  
MELANI SCHULTE

STATE OF NEVADA )

COUNTY OF Clark ) ss

On 8/16/96 personally appeared before me, a notary public,

<sup>(date)</sup>  
William R Schulte & Melani Schulte personally known ( or proved)

to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.



MELISSA REDA  
Notary Public - Nevada  
My appt. exp. June 24, 2000  
No. 96-3844-1

(seal)

  
(notary public signature)